

#### What is a R-1D Zone?

The Single-Family Residential Downtown zone applies to areas adjacent to the central business district generally developed in the late 1800's and early 1900's. The R-1D zone provides a means to preserve and rehabilitate architecturally and historically valuable structures and neighborhoods.

#### How can I find out the zoning requirements for my property?

You may contact the Town of Los Gatos Community Development Department. Please supply the following information:

- Street address
- Nearest cross street
- Assessor's Parcel Number (APN number) if available

#### What are the permitted uses in R-1D zones?

The following uses are permitted in the R-1D zone:

- Single-family dwelling (Maximum 1 principle residential building on a lot)
- Two-family dwelling (Maximum 1 principle residential building on a lot)
- Small family day care home
- Residential care facility, small family home
- Continued use of multiple-family dwellings that lawfully existed at the time the property is rezoned to R-1D

\*Additional uses may be allowed if a **Conditional Use Permit (CUP)** is approved. Please contact the Community Development Department for further information.

#### What are the minimum R-1D lot sizes?

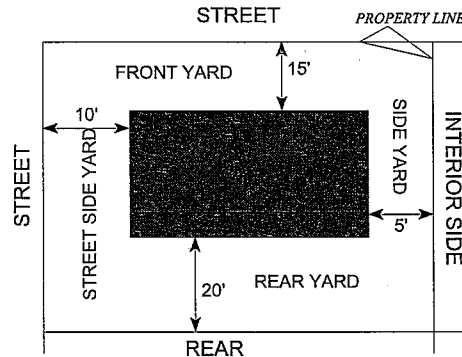
The minimum lot area for a lot in the R-1D shall be the following:

Single-family dwelling..... 5,000 S.F.  
Two-family dwelling..... 8,000 S.F.

#### What are the minimum setback requirements?

Front.....15'  
Side/street side..... 5'/10'  
Rear..... 20'

#### Example of setbacks for a R-1D zoned lot:



#### What are the height requirements for buildings?

The maximum height of a principle building in the R-1D zone is 30' (measured from the natural or finished grade, whichever is lower and creates a lower profile, to the uppermost point of the edge, wall parapet, mansard, or other point directly above that grade).

#### When is an Architecture and Site application required?

Architecture and site approval is required for construction of a new single-family dwelling, two-family dwelling, conversion of a single-family dwelling to a two-family, and additions to any two-family dwelling and to any nonconforming multifamily dwelling in a R-1D zone.

#### Note:

Minor Residential application is required for new second story additions, addition greater than 100 sq. ft. to existing second story, reconstruction of a portion of a single or two-family

dwelling with a nonconforming setback, accessory structure exceeding 450 sq. ft., reduction in side/rear yard setbacks for an accessory structure.

#### What will be considered in design review?

Your proposal's design will be reviewed for the following factors:

- Height in relation to adjacent structures
- Building materials
- Colors
- Appearance of building facade facing the street in terms of its resemblance to a single-family dwelling
- The inclusion of architectural features such as bay windows and front porches for compatibility with the design of other structures in the immediate neighborhood
- All new structures, additions and remodels proposed in the R-1D zone shall be designed to achieve architectural harmony with the surrounding structures.

#### Other requirements?

For Development Standards, see the "Town of Los Gatos Residential Development Standards for all Single-Family and Two-Family Dwellings in all zones except the Resource Conservation and Hillside Residential Zones."

Many properties that are zoned R-1D have a Landmark-Historic Preservation (LHP) overlay zone. If your property is zoned R-1D-LHP, please contact the Community Development Department for further information about Historic District requirements.

For other questions on topics such as Floor Area Ratio (FAR), parking, driveway, or architectural requirements, you may contact the Community Development Department:

Town of Los Gatos  
Community Development Department  
110 East Main Street  
Los Gatos, CA 95032  
(408) 354-6874

[www.town.los-gatos.ca.us](http://www.town.los-gatos.ca.us)

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